

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS X-6, X-7 and X-25
IN THE CHARLESTOWN URBAN RENEWAL AREA / Mass. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority," has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project Number Mass. R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, William and Julie Steck have expressed a desire to purchase said Parcel X-6 for the purpose of removing trash, and planting trees, shrubs and grass; and

WHEREAS, Edward Darragh has expressed a desire to purchase said Parcel X-7 for the purpose of planting grass and installing a fence; and

WHEREAS, Raphael Murphy has expressed a desire to purchase said Parcel X-25 for the purpose of continuing to maintain the site as a yard;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That William and Julie Steck, Edward Darragh and Raphael Murphy, be and hereby are designated as redevelopers of Disposition Parcels X-6, X-7 and X-25, respectively, subject to:

a) Completion of improvements within 9 months from date of conveyance.

b) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.

2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that William and Julie Steck, Edward Darragh, and Raphael Murphy, respectively, possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels X-6, X-7 and X-25 between the Authority as seller and William and Julie Steck, Edward Darragh, and Raphael Murphy, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreement to complete the proposed developments within 9 months from the date of conveyance, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Development Administrator of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.
5. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

DATE: August 8, 1968

SUBJECT: DESIGNATION OF DEVELOPERS
DISPOSITION PARCELS X-6, X-7 and X-25
CHARLESTOWN URBAN RENEWAL PROJECT / Mass. R-55

46
1124
8/8

SUMMARY:

This memorandum requests the designation of three property owners in Charlestown as redevelopers of three small abutting lots..

On May 28, 1967, the Authority granted permission to negotiate for the disposal of fifteen (15) small unbuildable lots with the owners of abutting properties. The owners of all the properties abutting Parcels X-6, X-7 and X-25 were notified of the availability of the lots in accordance with the "Policies and Procedures for the Sale of Small Parcels ... " which were adopted by the Authority on November 18, 1966.

Letters of interest were received from four of the owners of abutting properties. Discussions were held between the interested parties and members of the staff, which resulted in the following recommended dispositions. In each case, all the owners of abutting properties were satisfied with the terms of the proposed disposition. A summary sheet is attached which indicates the area, the proposed developer, and the proposed treatment of each parcel. Lot plans, showing proposed improvements, are also attached.

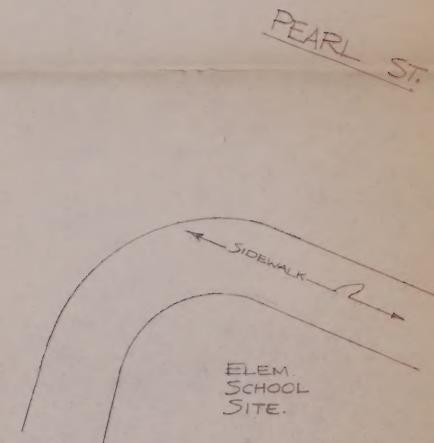
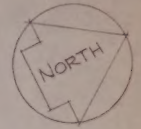
The recommended minimum disposition prices for these lots is the subject of another memorandum submitted to the Authority today.

It is recommended that the Authority adopt the attached resolution designating the abutting owners, as identified on the summary sheet and within the resolution, as redevelopers of Disposition Parcels X-6, X-7 and X-25 respectively.

CHARLESTOWN URBAN RENEWAL PROJECT AREA / Mass. R-55
SUMMARY SHEET, PARCELS X-6, X-7 and X-25

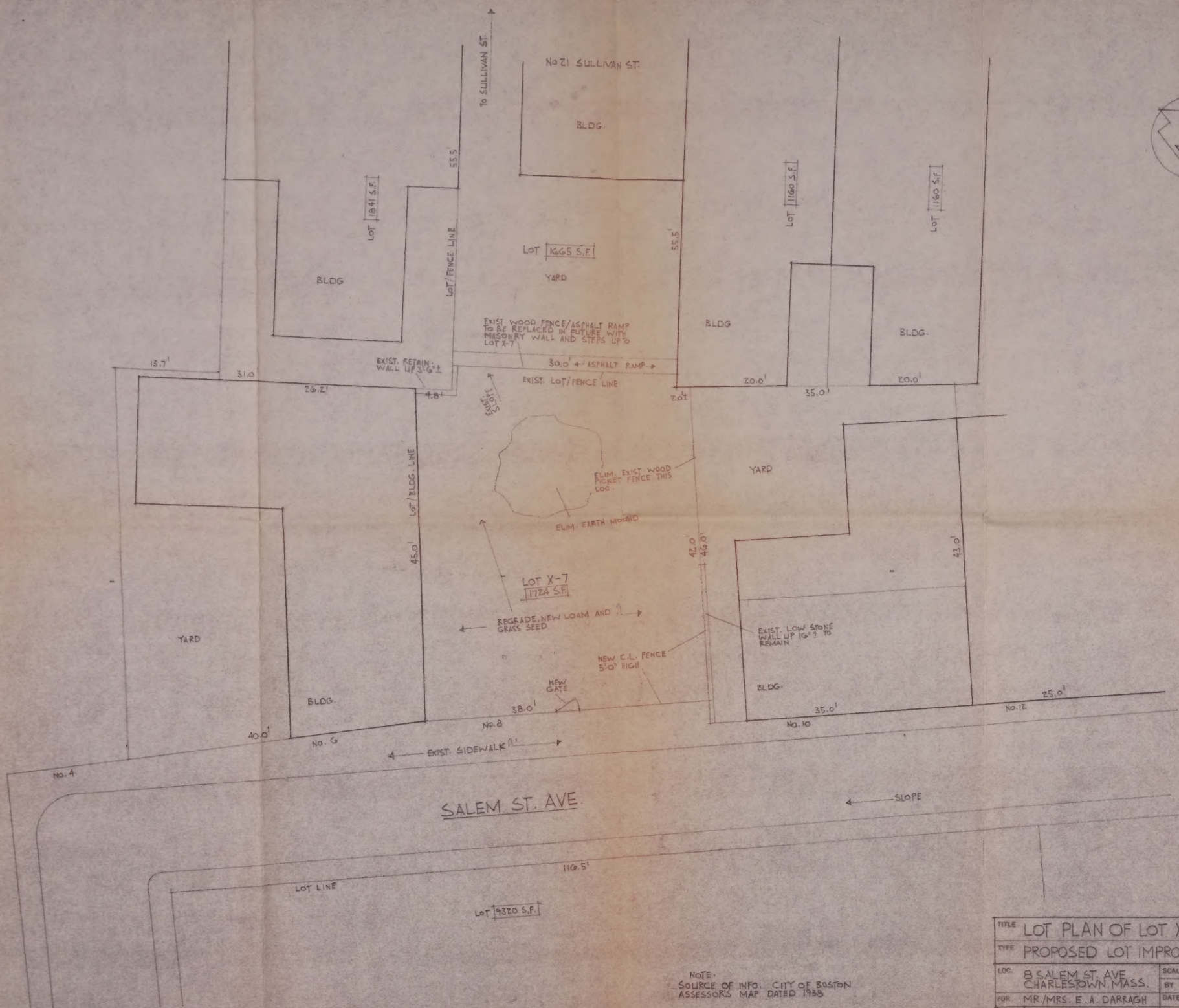
<u>Parcel Number</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
X-6	1,289 square feet	William & Julie Steck 100 High Street Charlestown, Mass.	Removal of trash, and planting of trees, shrubs and grass.
X-7	1,724 square feet	Edward Darragh 21 Sullivan Street Charlestown, Mass.	Plant grass and install fence.
X-25	630 square feet	Raphael Murphy 6 Avon Place Charlestown, Mass.	Maintenance of the lot as a yard.

FINAL DRAWINGS




NOTE:
SOURCE OF INFO: CITY OF BOSTON
ASSESSOR'S MAP - DATED 1938

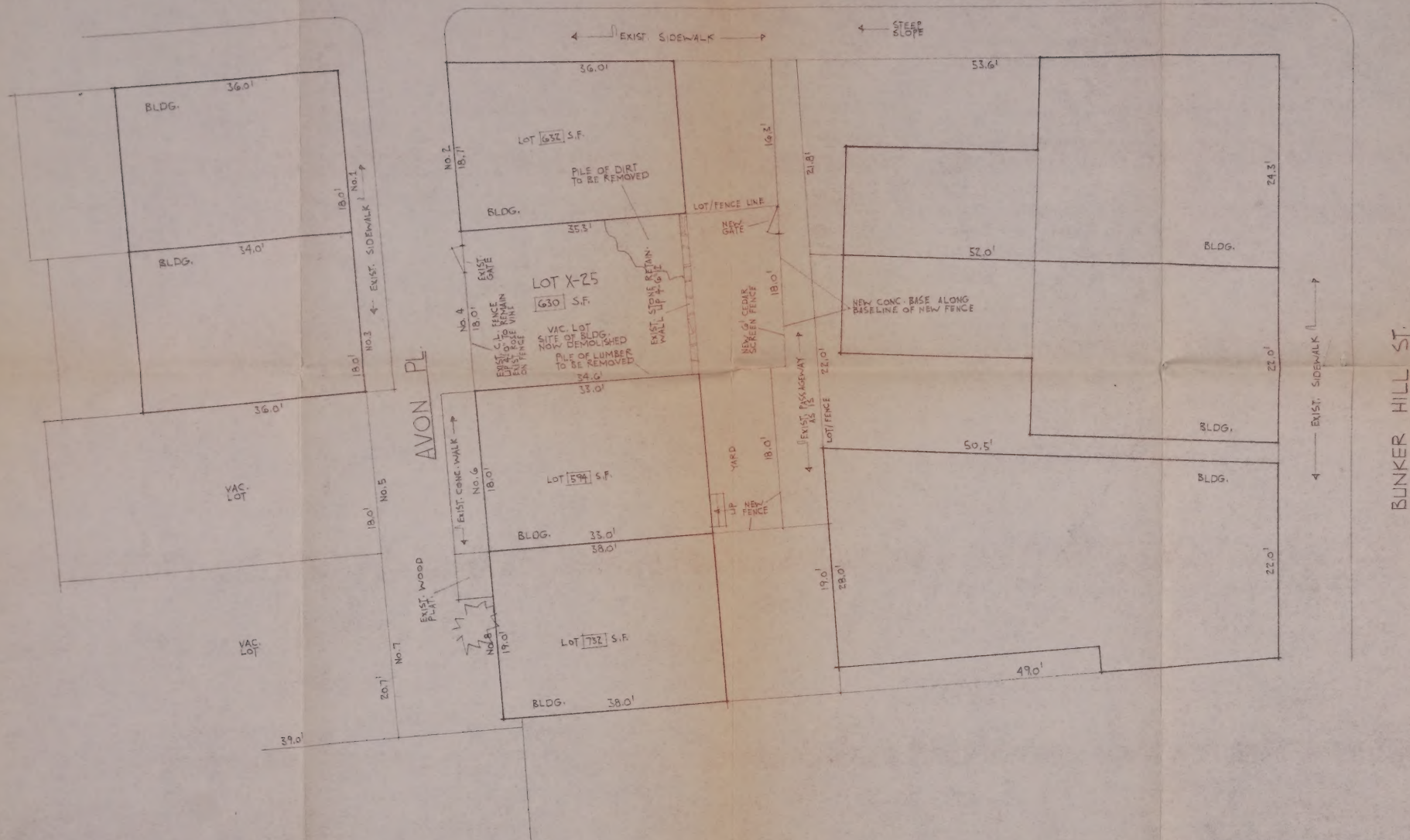
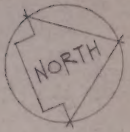
TITLE		LOT PLAN OF LOT X-6		SHEET 1 OF 1
TYPE				
PROPOSED LOT IMPROVEMENTS				
LOC:		SCALE 1/8" = 1'-0"		
102 HIGH STREET CHARLESTOWN, MASS.		BY MD/ED		
FOR MR. & MRS. WILLIAM STECK		DATE 7/17/68		
CHARLESTOWN R-55		TYPE		




NOTE:
SOURCE OF INFO. CITY OF BOSTON
ASSESSORS MAP DATED 1938

TITLE		LOT PLAN OF LOT X-7	
TYPE		PROPOSED LOT IMPROVEMENTS	
LOC.	B SALEM ST. AVE CHARLESTOWN, MASS.	SCALE	1/8" = 1'-0"
		BY	ED
FOR	MR./MRS. E. A. DARRAGH	DATE	AUG 5, 1968
	CHARLESTOWN R-55		

SULLIVAN ST.



NOTE: SOURCE OF INFO. - CITY OF BOSTON
ASSESSORS' MAP DATED 1938

TITLE LOT PLAN OF LOT X-25		SHEET 1 OF 1
TYPE PROPOSED LOT IMPROVEMENTS		
LOC. 4 AVON PL. CHARLESTOWN, MASS.	SCALE 1/8" = 1'-0"	
FOR MR./MRS. RAPHAEL MURPHY	BY ED	
 DATE AUG. 5, 1968		
CHARLESTOWN - R 55		

